

contest, an amount in cash equal to 150% of said contested sum and any penalties or interest that may be imposed, and, in no event, permit the Property, or any part thereof, to be sold or forfeited for nonpayment of said sums, or to be in a non-rentable or uninhabitable condition.

10. Mortgagor shall pay from time to time, when the same shall become due, all claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien (whether paramount or subordinate to this Mortgage) on the Property or any part thereof, or on any income therefrom and in general shall do or cause to be done everything necessary so that the first lien of this Mortgage shall be fully preserved, at the cost of Mortgagor. Mortgagor may, in good faith, contest any such claim or demand by posting bond in the statutory amount so as to prevent any claim or demand from becoming a lien on the Property.

11. In the event of the enactment after the date of this Mortgage of any law of the federal, state or municipal governments, deducting from the value of the Property for the purpose of taxing any lien thereon, or imposing upon Mortgagee the payment of the whole or any part of the taxes or assessments or charges of liens herein required to be paid by Mortgagor, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or Mortgagor's interest in the Property or the manner of collection of taxes, so as to affect this Mortgage or the Indebtedness, then in such event, Mortgagor upon demand by Mortgagee, shall pay such taxes or assessments, or reimburse Mortgagee therefor, provided, however, that (i) Mortgagor may elect not to pay such taxes or assessments on condition that Mortgagor prepay the loan in full without payment of the prepayment consideration specified in the Note; and (ii) if in the opinion of counsel for Mortgagee (a) it might